PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Raymond J. Castrilli & legal owners of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,

(208.3)

hereby petition for a Variance from Section 1802.3B to permit a side setback

cf 4' in lieu of the required 10' and a sum of side setbacks of

21' in lieu of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the fellowing reasons: (indicate hardship or practical difficulty)

We are requesting a variance for six feet for addition for a storage room. The house has no basement. We need this addition to store outdoor equipment and furniture. The left side of the house is the only place to build addition because of a drain on the right side and it would block windows in back of house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petuch, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Contra

Zoning Commissioner of Baltimore Count

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO
John D. Seyffert, Director
FROM Office of Planning and Zoning

Δ

Date____July 19, 1979

SUBJECT Petition #80-22A. Irem #225

Petition for Variance for side yard setbacks
North side of Timonium Road, 190 feet East of Suburban Greens Drive
Petitioner – Raymond J. Castrilli and Ida M. Castrilli

8th District

HEARING:

Tuesday, July 31, 1979 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Applier Director
Office of Planning and Zoning

promoterial

JDS:JGH:rw

: BEFORE THE ZONING COMMISSIONER

: Case No. 80-22-A

N/S of Timonium Rd. 190' E of Suburban Greens Dr., 8th District

RE: PETITION FOR VARIANCE

et : OF BALTIMORE COUNTY

RAYMOND J. CASTRILLI, et ux,
Petitioners

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204

I HEREBY CERTIFY that on this 9th day of July, 1979, a copy of the aforegoing Order was mailed to Mr. and Mrs. Raymond J. Castrilli, 212 E. Timonium Road, Timonium, Maryland 21093, Petitioners.

John W. Hessian, III

DESCRIPTION FOR VARIANCE PETITION

Located on the north side of Timonium Road approximately 190' east of Suburban Greens Drive and known as lot #3 as shown on Plat of Fountain Hill which is recorded in Liber 29 Folio 123 also known as 212 E. Timonium Road.

Mr. & Mrs. Raymond J. Castrilli

Petitioner Raymond J. Castrilli, et ux

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

111 W. Chesapeake Avenue

Zoning Commissioner

Chairman, Zoning Plans

Advisory Committee

Towson, Maryland 21204

County Office Building

Your Petition has been received and accepted for filing this

212 East Timonium Road

Petitioner's Attorney

Timonium, Maryland 21093

August 21, 1979

Mr. & Mrs. Raymond J. Castrilli 212 East Timonium Road Timonium, Maryland 21093

RE: Petition for Variances
N/S of Timonium Road, 190' E of
Suburban Greens Drive - 8th Election
District
Raymond J. Castrilli, at ux Petitioners
NO. 80-22-A (Item No. 225)

Dear Mr. & Mrs. Castrilli:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours.

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Bureau of Engineering

Pareau of Tire Prevention

Realth Department

Edilding Department

heard of Education

ing Administration

Project Planning

Department of Traffic Engineering

State Roads Commission

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 16, 1979

Mr. & Mrs. Raymond J. Castrilli
212 East Timonium Road
Timonium, Maryland 21093

RE: Item No. 225
Petitioners - Raymond J. Castrilli,
et ux
Variance Petition

Dear Mr. & Mrs. Castrilli:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures

NBC:nr

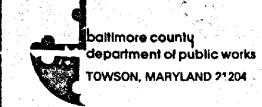
Mar 29 Ron

Pursuant to the advertisement, posting of property, and public hearing on the Petitical and it appearing that by reason of the following finding of facts tig strict compliance with the Baltimore County Zoning Regulations would reco in practical difficulty and unreasonable hariship upon the Pet. ioner(s), the Variance(s) should be had; and it further appears that the granting of the Varialres requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variances should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _2/___ day of August , 1979, that the herein Petition for Variances to permit a side yard setback of 4 feet in lieu of the required 10 feet and a sum of the side Ward setbacks of 21 feet in lieu of the required 25 feet should be and the same is DRANTED, from and after the date of this Order, subject to the approval of a ite plan by the Department of Public Works and the Office of Plunning and Zoning. Zoning Commissioner of

Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19___, that the herein Petition for the Variance(s) to

Zoning Commissioner of Baltimore County



R-NW Key Sheet 55 NE 1 Pos. Sheet NE 14 A Topo 61 Tax Map

THORNTON M. MOURING, P.E. DIRECTOR

June 13, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #225 (1978-1979) Property Owner: Raymond J. & Ida M. Castrilli N/S Timonium Rd. 190' E. Suburban Greens Dr. Existing Zoning: DR 3.5 Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 10' and a sum of the sideyards of 21' in lieu of the required 25'. Acres: 0.231 District: 6th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Fire hydrants are located along Timonium Road at Eastridge Road and approximately 1,000 feet easterly of this lot.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #225 (1978-1979),

Very truly yours,

END: EAM: FWR: SS cc: W. Munchel



Dear Mr. Hammong

July 13, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Palnning and Zoning Baltimore County Office Building Towson, Maryland 2: 4

Comments on Item #225, Zoning Advisory Committee Meeting, May 1, 1979, are as follows:

Property Owner Raymond J and Ida M. Castrilli Location: N/S Timonium Road 190' E. Suburban Greens Drive Existing Zoning: D.R.3.5

Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 10' and a sum of the sideyards of 21' in lieu of the required 25'. Acres: 0.231 District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Current Planning and Development



STEPHEN E. COLLINS DIRECTOR

July 11, 1979

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments about item numbers 225, 228, and 229.

Michael S. Flanigan

Engineer Associate II

MSF/mjm

___ battimore county department of health TOWSON, MARYLAND 21204

permit

DEPUTY STATE AND COUNTY HEALTH OFFICER

DONALD J. ROOP, M.D., M.P.H.

June 22, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 225, Zoning Advisory Committee meeting of May 1, 1979, are as follows:

> Property Owner: Location:

Raymond J. & Ida M. Castrilli N/S Timonium Rd. 190° E Suburban Greens Dr.

Existing Zoning: Proposed Zoning: D.R. 3.5 Variance to permit a side setback of 4° in lieu of the required 10° and a sum of the sideyards of 21t in lieu of the required 25t

0.231 Acres: District:

Metropolitan water and sewer exists, therefore the proposed addition should not pose any health hezards.

Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:ph&

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To William E. Hammond
Office of Planning and Zoning Date June 14, 1979 Fire Prevention Bureau

SUBJECT Zoning Advisory Committee Meeting of May 1, 1979

No Comments

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

ITEM # 225 Property Owner: Raymond J. & Ida M. Castrilli Location: N/S Timonium Rd. 190' E Suburban Greens Dr.

Property Owner: John S. Huff Location: 300' E York Rd. 550' N Ashland Rd. ITEM # 226

No Comments Property Owner: Bobby Boyd's Hooligan's, Inc. Location: N/S Pennsylvania Ave. 100.73' W York Rd. ITEM # 227 No Comments

Property Owner: Goldentree Development Co. Location: N/S Orems Rd. (Relocated) 200' E Sunnyside La. ITEM # 228 No Comments

Property Owner: Della V. Dunklin Location: S/S Franklin Ave. 500' W Woodward Dr. ITEM # 229 No Comments

baltimore county department of permits and licerises
TOWSON, MARYLAND 21204 (301) 494-3610

JOHN D SEYFFERT

May 18, 1979

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # 225 Zoning Advisory Committee Meeting, May 1, 1979

Property Owner: Raymond J & Ida M. Castrilli Location: NS Timonium Road - 190 E Subruban Greens Drive Existing Zoning: D.R. 3.5

Proposed Zoning: Variance to permit a side setback of 4 in lieu of the required 10' and a sum of the sideyards of 21' in lieu of the required 25'.

District:

The items checked below are applicable:

XA. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes

XB. A building permit shall be required before construction can begin.

_____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

XE. Three sets of construction drawings will be required to file an application for a building permit, indicating type of construction of west wall.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

XG. Wood frame walls are not permitted within 3'0" of a property line.

Contact Building Department if distance is between 3'0" and 6'0"

of property line. The west wall located 4'-0 from an interior lot line shall be a 3/4 hour fire rated wall full height. See Section 305.1

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

J. Comment:

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: May 1, 1979

RE: Item No: 224, 225, 226, 227,228, 229 Property Owner: Lucation: Present Zoning:

District: No. Acres:

Proposed Zoning:

Dear Mr. DiNenna:

NNP/bp

All of the above have no bearing on student population.

Very truly yours-

W. Nick Petrovich,

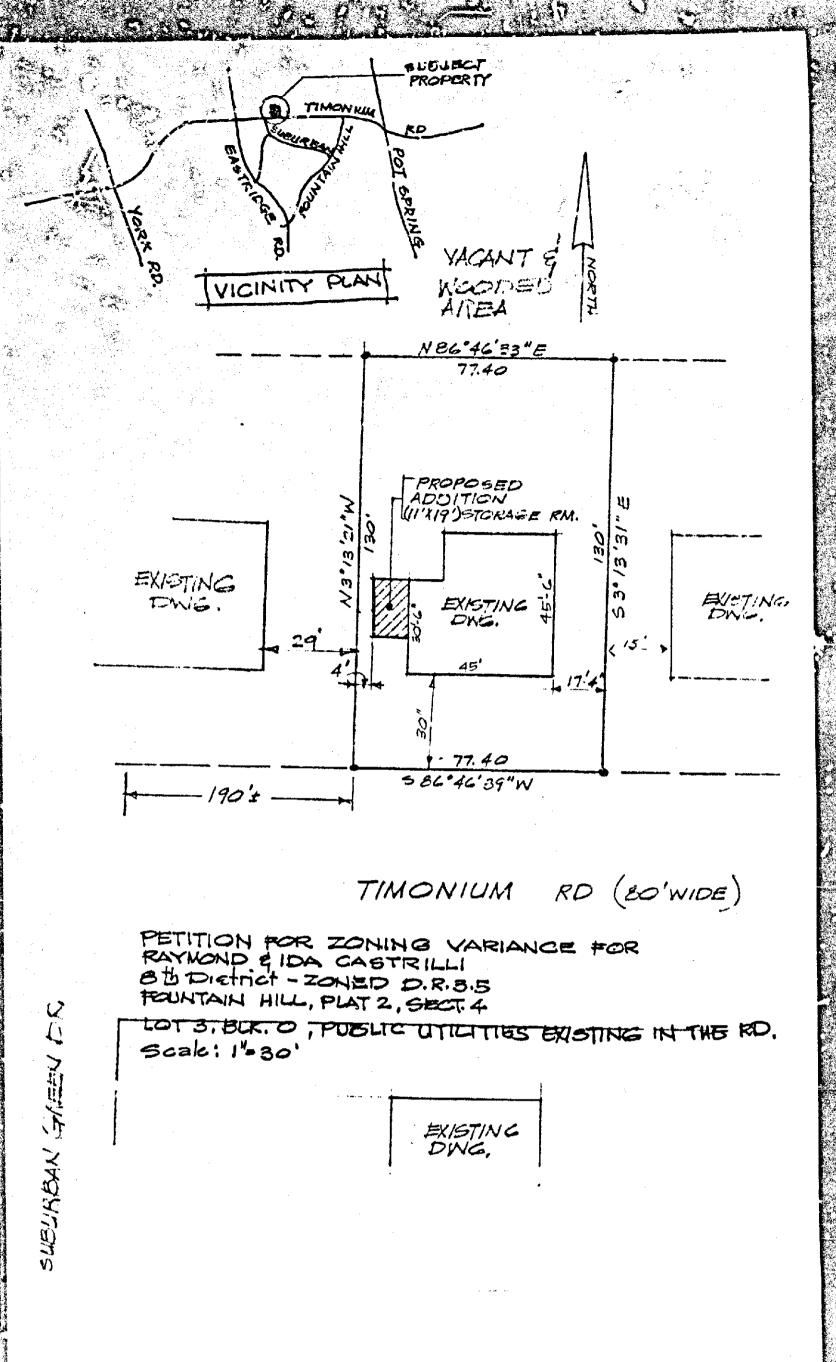
Field Representative

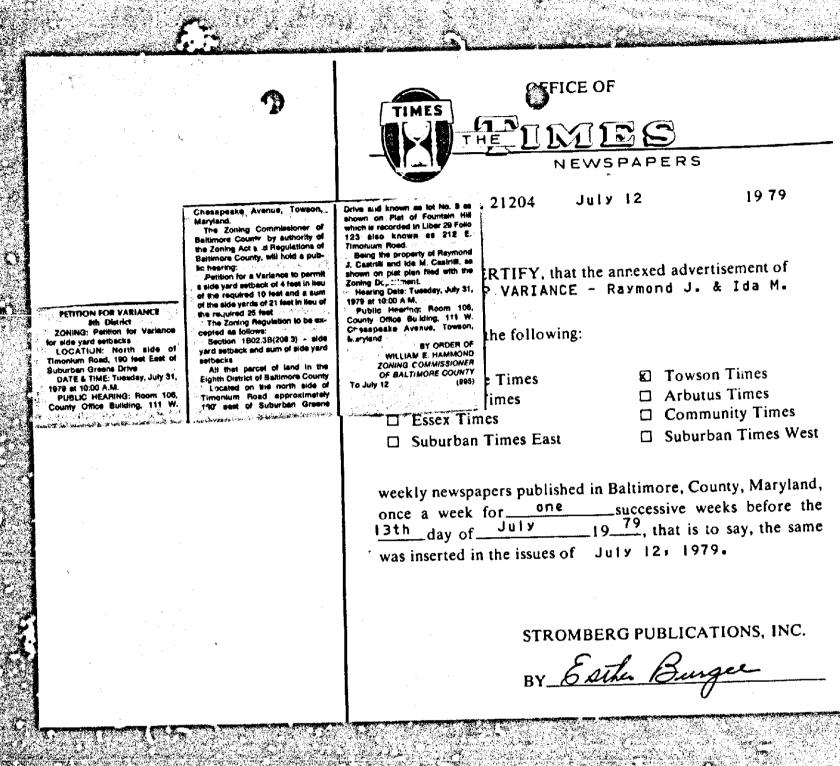
T BAYARD WILLIAMS, JR., VICE-PRESIDEN MARCUS 12, BOTPAHIS

MRS. LORRAINE F. CHIRCUS ROGER B. HAYDEN

MRS. MILTON R. EM TH. JR. RICHARD W. TRACES DUN

MAN 22 1900





PETITION FOR VAROBINCE
Sta DISTRICT

LUNING: Petition for Variance for side yard setbacks
LOCATION: North aids of Timonium Road, 190 feet East of Suburban Greens Drive
DATE 2 TIME: Tuesday, July 31, 1978 at 10:00 A 'I.

PUBLIC HEARING: Room 108, County Office Building, 111. W. Chesspeake Avenue, Tewson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Variance to permit a side yard setback of a feet in lieu of the required 10 f. f. and a sum of the required 10 f. and

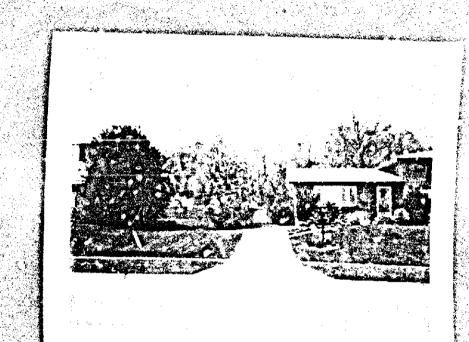
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 12, 19.72

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oncexinx each of one time successive weeks before the 31st day of July 19.72, the first publication appearing on the 12th day of July 19.79.

L. Frank Structure Manager.

Cost of Advertisement, \$_____



ZONING DEPARTMENT OF EALTIMORE COUNTY Towson, Maryland		
District 8	tetien for C	Date of Posting 7/15 / 79
Petitioner: Ass.	isseed V. & !	Ja M. Cartrelli
Location of proper	ry: N/S Temore	um Pd, 190°E & Salada
Location of Signs	front of com	Maty (#312 Terracium Pd
Remarks:		
Posted by	an Infimum Signature	Date of return: 7/40/76

0	
BALTIMORE	COUNTY OFFICE OF PLANNING AND ZONING
	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
Your Pe	tition has been received * thisday of
195g	Filing Fee \$ 25. Received Check
U	Cash
2	S. Eric DiNenna, Zoning Commissioner
Petitioner (AST	CILLI Submitted by CASTRILLI
Petitioner's Attorne	y
* This is not to be assignment of a h	interpreted as acceptance of the Petition for earing date.

BALTIMORE COUNTY, MARYLAND OFFICE FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 78757
DATE July 2, 1979 Account	NT 01=662
Амои	NT \$25.00
RECEIVED Raymond and Ida Casty	-1111
FOR: POsting and Advertising	- Case No. 80-22-4
35 < XAL 3	2 5.0 C HSc
· · · · · · · · · · · · · · · · · · ·	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 83062
DATE JULY 31, 1979 ACCOUNT	#01-662
RECEIVED Mrs. Raymond Castrill	\$41.19
FOR: Advertising and Posting f	or Case #80-22-4
28478241 31	41.19 xc
VALIDATION OR SIGNATU	RE OF CASHIER